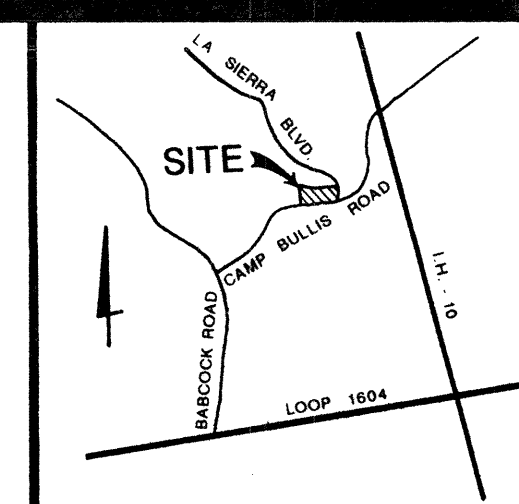
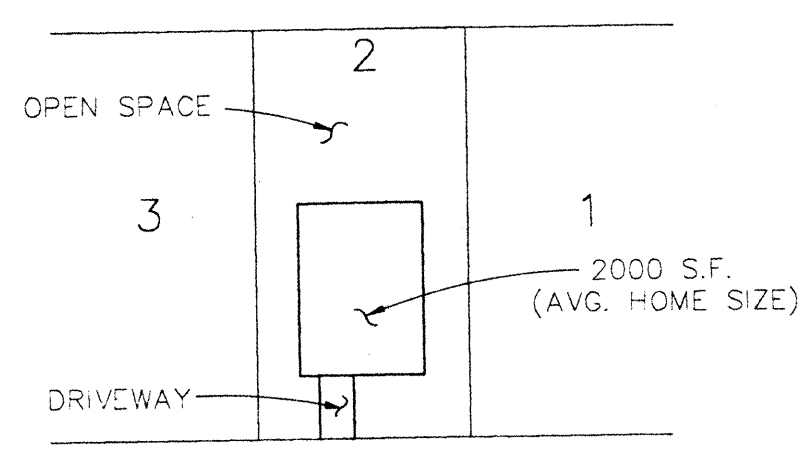
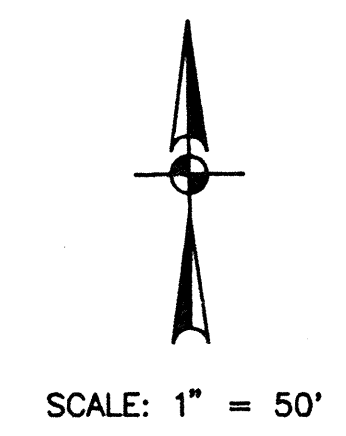


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94 JUN -2 PM 3:33
DEPT. OF PUBLIC
WORKS
13 DIVISION

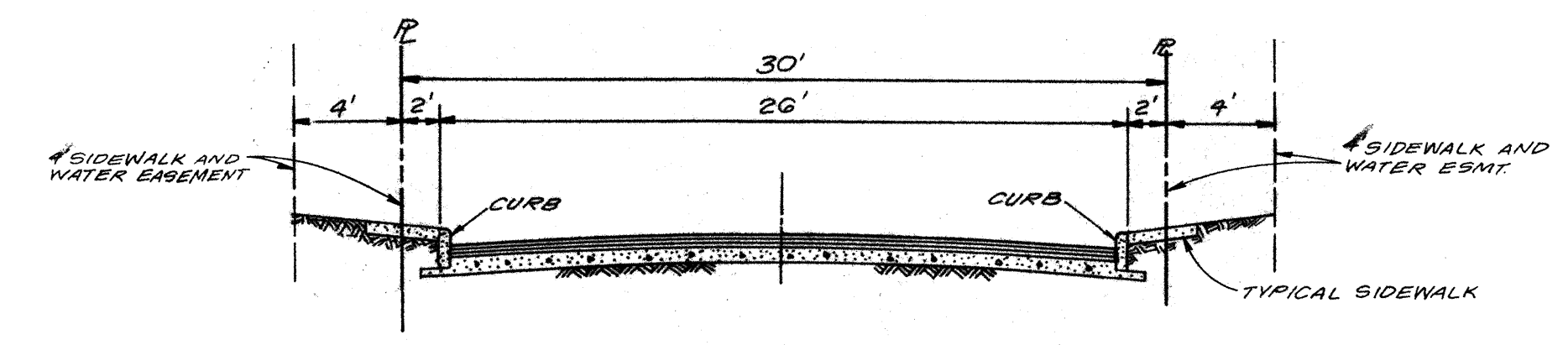


LOCATION MAP



TYPICAL LOT SIZE
N.T.S.

NOTE: ALL CORNER LOTS SHALL COMPLY WITH THE CLEAR VISION AREA REQUIRED. SEC. 35-3339

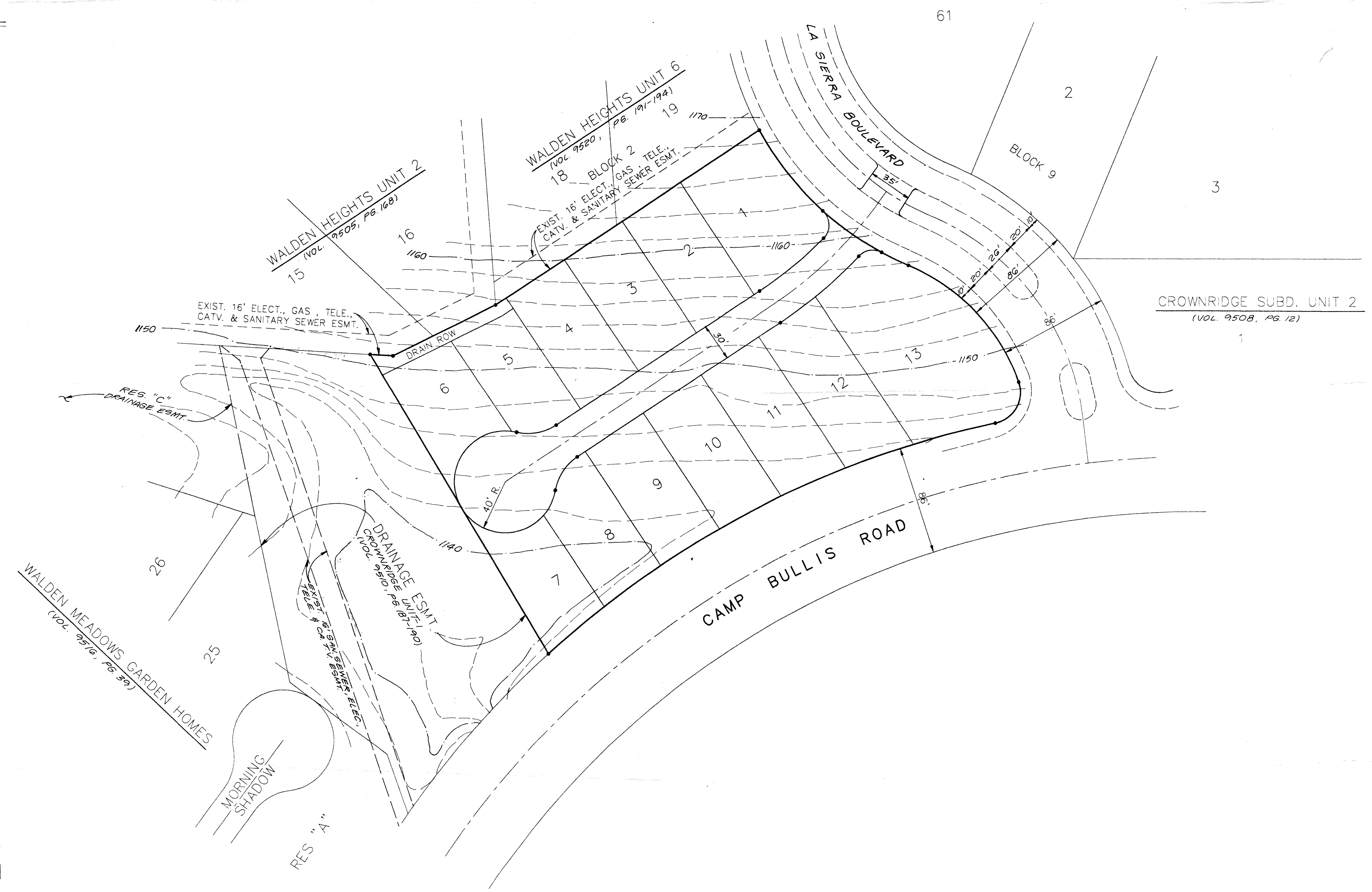


TYPICAL STREET SECTION

NOTE: 1. WATER AND SANITARY SEWER SYSTEM TO BE DEDICATED TO SAN ANTONIO WATER SYSTEM.
2. DRAINS TO BE DEDICATED TO CITY OF SAN ANTONIO.
3. STREET IS PRIVATE.

OPEN SPACE RATIO & DENSITY TABLE		
AREA	SQUARE FEET	ACREAGE
BUILDING COVERAGE AREA	26,000	0.597
OTHER COVERAGE	20,042	0.460
OPEN SPACE	56,584	1.299
TOTAL GROSS AREA	102,626	2.356

PROPOSED OPEN SPACE = 55.1%
DENSITY = 5.5 UNITS PER ACRE (IF APPLICABLE)
13 RESIDENTIAL LOTS
55' X 106' AVERAGE



PLAN HAS BEEN ACCEPTED
BY THE CITY OF SAN
ANTONIO DEVELOPMENT
REVIEW COMMITTEE
Date: **August 25, 1994**
File # **415**
Signed: *[Signature]*

OWNER: CAMP BULLIS, LTD
14607 SAN PEDRO, SUITE 100
SAN ANTONIO, TEXAS 78232

WALDEN MEADOWS GARDEN HOMES UNIT 2
PRELIMINARY OVERALL AREA DEVELOPMENT PLAN/PLANNED UNIT DEVELOPMENT
ROADS/PUD

JOB NO. 3087 - 01
DATE MAY 1994
DESIGNER
CHECKED J.P. DRAWN O.R.
SHEET 1 OF 1

PAPE-DAWSON ENGINEERS
CIVIL & ENVIRONMENTAL
SAN ANTONIO TEXAS 78217
5310 BROADWAY, BUILDING II
210-824-9494



CITY OF SAN ANTONIO

P.O. BOX 839966

SAN ANTONIO, TEXAS 78283-3966

August 25, 1994

Mr. Jesse Pacheco
Pape-Dawson Engineers
9310 Broadway, Building II
San Antonio, Texas, 78217

RE: Walden Meadows Subdivision POADP #415

Mr. Pacheco:

The City Staff Development Review Committee has reviewed your Walden Meadows Subdivision Preliminary Overall Area Development Plan #415. Please find enclosed a signed copy for your files. You may now submit individual subdivision plat units at your convenience. Although your plan was accepted, please note that a non-access easement will be required along the rear and sides of all residential lots adjacent to either La Sierra Boulevard or Camp Bullis Road.

Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. Additionally, this action does not confer any vested rights to plat under the existing Subdivision regulations. Any platting will have to comply with the Unified Development Code at the time of plat submittal.

If you have any additional questions or comments regarding this matter, please contact Alex Garcia. He may be reached at (210)299-7900, Monday through Friday, 7:45AM-4:30PM.

Sincerely,

A handwritten signature in cursive script that reads "D. Pasley" followed by a small mark.

David W. Pasley, AICP
Director of Planning
Department of Planning

DWP/ALG

cc: Andrew J. Ballard, P.E., Traffic Planning Engineer